



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 14, 2004 REPORT NO. HO 04-074

ATTENTION: Hearing Officer

SUBJECT: SABIN RESIDENCE - PTS PROJECT NUMBER: 2306

LOCATION: 7930 Costebelle Way

APPLICANT: Stacy M. Sabin

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit No. 4504 to construct a new single-family residence on a vacant site?

Staff Recommendation -

1. CERTIFY Mitigated Negative Declaration No. 2306 and ADOPT Mitigation Monitoring and Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. 4504

Community Planning Group Recommendation - The La Jolla Community Planning Association voted 7-1-1 on April 4, 2002 to approve the permit with additional conditions as to color and lighting. On May 18, 2004, the La Jolla Shores Planned District Advisory Board voted 5-1 to approve with conditions on lighting. These conditions have been incorporated into the design and/or are conditioned in the permit.

Environmental Review - A MITIGATED NEGATIVE DECLARATION NO. 2306, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

BACKGROUND

The subject property is a 20,912 square-foot vacant hillside lot addressed as 7930 Costebelle Way within the boundaries of both the La Jolla Shores Planned District and the La Jolla Community Plan as well as the Coastal height Limit Overlay Zone . The site is zoned SF (Single-family) and permits the development of a single-family residence and accessory uses consistent with the Planned District Ordinance. The site has street frontage on the northerly terminus cul-de-sac of the street and slopes steeply downhill into the lower canyon area. The site is vegetated with disturbed biological habitat and the presence of Historical (Archaeological) Resources and the steep slopes, qualifies the site for review under the Environmentally Sensitive Lands Ordinance. The property site lies outside the California Coastal Zone Overlay and it is not within the City of San Diego Multiple Habitat Planning Area (MHPA).

DISCUSSION

Project Description:

The proposed development consists of the construction of a new single-family home with a detached two-car garage and a home office on the upper portion of the site to access the street for the required off-street parking. A trellised stairway accesses a lower patio/deck area separating the accessory garage from the main residence which is also to be built on the steep hillside. The house will contain 4,964 square-feet of floor area with the garage/office containing 1,415 square-feet for a total development of 6,379 square-feet. The development will comply with the Coastal height limit of 30-feet and encroachment limit of 25-percent of the steep hillside ESL regulations. All other development criteria of the SF zone of the La Jolla Shores Planned District have been determined to be in compliance.

Environmental Analysis:

A Mitigated Negative Declaration has been completed and a Mitigation Monitoring and Reporting Program (MMRP) will be implemented for impacts to the area of Historical Resources (Archaeology).

Community Plan Analysis:

The La Jolla Community Planning Association voted to recommend approval of the proposed residence with conditions that color of the westerly elevation be modified and that colors of the residence and roofing material match. They also recommended that exterior lighting be attached to the structure. The La Jolla Shores Planned District Advisory Board also voted to approve the project with the conditions that the lighting not project off-site or flood the hillside areas. The applicant has incorporated these recommended conditions into the project design and City staff has included lighting conditions into the draft permit. The development of this single-family residence on this 20,912 square-foot lot, will be in conformity to the land use designation of very-low residential density (0-5 du/ac).

Project Related Issues:

Due to the topography of the site with steep hillsides and Historical (Archaeological) Resources, issues were identified with encroachment into the steep hillsides and limitations permitted by the Environmentally Sensitive Lands regulations that will require on-site monitoring of all ground disturbing activities. The structures, although complying with all height measurement criteria, appear as three-story structures or more (depending on vantage point) and bulk and scale images were balanced against the difficulty of developing on a steeply sloping previously subdivided legal building site. Neither community planning group had serious issue with the building design for the site and both believe that the proposed project fits the site.

ALTERNATIVES:

1. Approve Site Development Permit No. 4504 with modifications.
2. Deny Site Development Permit No. 4504 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Draft Permit with Conditions
2. Draft Resolution with Findings
3. Project Data Sheet
4. Project Chronology
5. Copy of Project Plans (forwarded to HO)
6. Copy of Public Notice (forwarded to HO)
7. Copy of Environmental Document (forwarded to HO)

Job Order Number: 42-0027

Document7
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